



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JUNE 1, 2021

Planning Board members present: Robert Best; Paul McLaughlin; Lynn Christensen; Barbara Healey (Town Council Ex-Officio); and Alternate Nelson Disco.

Planning Board members absent: Neil Anketell

Staff present: Tim Thompson, AICP, Community Development Director

1. Call to Order

Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco to sit for one of the vacant regular member positions.

2. Planning & Zoning Administrator's Report

The Board voted 5-0-0 to determine that the BM Investments Subdivision & 57-59 Daniel Webster Highway Merrimack, LLC Site Plan are not of regional impact, on a motion made by Nelson Disco and seconded by Lynn Christensen.

3. **Garrett Burbee (applicant) and 385 DW Highway, LLC (owner)** - Continued review for consideration of a Waiver of Full Site Plan Review to permit a mixed use development consisting of a single-family dwelling and contractor storage yard. The parcel is located at 385 Daniel Webster Highway in the C-1 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 090. Case #PB2021-10. ***The item is continued from the April 6, 2021 Planning Board meeting.***

Applicant was represented by: Garrett Burbee, 385 DW Highway.

There was no public comment.

Due to a notification defect, the Board was unable to take any action on the application, and directed the applicant to submit a new application with re-notification of abutters and design professionals (as applicable) for the July 20 Planning Board meeting.

4. **Ronald Rosenfeld (applicant) and Garrett and Jillian Soucy and Roseneiro Trust of 2014 (owner)** - Continued review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 12 and 14 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 7C, Lots 047-01 and 047-02. Case # PB2021-13. ***This item is continued from the April 20, 2021 Planning Board meeting.***

Applicant was represented by: Michael Ploof, Fieldstone Land Consultants.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Lynn Christensen.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Paul McLaughlin and seconded by Lynn Christensen.

Robert Best recused himself from Item #5, Paul McLaughlin assumed the Chair.

5. **John Flatley Company (applicant/owner)** – Continued review for consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) District and the Aquifer Conservation and Wellhead Protection Areas. Tax Map 6E, Lot 003-04. Case #PB2020-19. ***This item is continued from the September 1, October 6, October 20, and November 10, 2020, January 5, and May 4, 2021 Planning Board meetings.***

Applicant was represented by: Chad Branon, Fieldstone Land Consultants and Kevin Walker, John J. Flatley Company.

Public comment was received from Ashley Tenhave, 75 Shelburne Road and Kathryn Poirier, 11 Kimberly Drive, Unit 21.

The Board voted 4-0-0 to continue the application to June 15, 2021, on a motion made by Lynn Christensen and seconded by Barbara Healey.

Robert Best resumed as chair.

6. **BM Investments, LLC (applicant) and George & Theresa Hadley (owners)** – Review for acceptance and consideration of final approval for a three lot subdivision. The parcel is located at 119 Bean Road in the R-1 (Residential, by Map) and Aquifer Conservation Districts. Tax Map 6C, Lot 141. Case # PB2021-18.

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates.

The Board voted 5-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Paul McLaughlin.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Lynn Christensen and seconded by Barbara Healey.

7. **57-59 Daniel Webster Highway Merrimack, LLC. (applicant/owner)** – Review for acceptance and consideration of a Site Plan to construct a 100,700 s.f. manufacturing building and construct a 66,000 s.f. manufacturing addition to the existing 449,500 s.f. warehouse building. The parcels are located at 57-59 Daniel Webster Highway in I-1 (Industrial) and Aquifer Conservation Districts, Tax Map 2E, Lots 006 and 006-01. Case # PB2021-19.

At the applicant's request, the Board voted 5-0-0 to continue the application acceptance and public hearing to July 6, 2021 on a motion made by Lynn Christensen and seconded by Barbara Healey.

- 8. Chris Quinn, on behalf of Chase Bank (applicant) and CP Merrimack, LLC (owner)** – Review for acceptance and consideration of final approval of a waiver of full site plan review to construct a Free-Standing Drive-up ATM. The parcel is located at 7 Continental Blvd, in the I-1 (Industrial) & Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 3D, Lot 003-01. Case # PB2021-20.

Applicant was represented by: Chris Quinn, TKO Installations.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Barbara Healey.

There was no public comment.

The Board voted 5-0-0 to grant the waiver of full site plan review, on a motion made by Lynn Christensen and seconded by Paul McLaughlin.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Lynn Christensen.

- 9. Discussion/possible action regarding other items of concern**

The Board voted 5-0-0 to grant a 6 month extension of conditional approval for the Ultimate Bimmer Site Plan, on a motion made by Nelson Disco and seconded by Barbara Healey.

The Board voted 5-0-0 to grant a 6 month extension of conditional approval for the Bowers Landing II Phase VII Site Plan, on a motion made by Barbara Healey and seconded by Nelson Disco.

The Board voted 5-0-0 to grant a 6 month extension of conditional approval for the PMG Northeast Site Plan, on a motion made by Lynn Christensen and seconded by Nelson Disco.

- 10. Approval of Minutes — May 18, 2021**

The Board voted 4-0-1 to approve the minutes of May 18, 2021 as submitted, on a motion made by Nelson Disco and seconded by Barbara Healey. Lynn Christensen abstained.

- 11. Adjourn**

The Board voted 5-0-0 to adjourn at 9:43 p.m. on a motion made by Barbara Healey and seconded by Paul McLaughlin.